



**MEMORANDUM**

**Transportation & Development – CC Memo No. 13-097**

**DATE:** SEPTEMBER 12, 2013

**TO:** MAYOR AND COUNCIL

**THRU:** RICH DLUGAS, CITY MANAGER *rd*  
MARSHA REED, ASSISTANT CITY MANAGER *mr*  
R.J. ZEDER, TRANSPORTATION & DEVELOPMENT DIRECTOR *RJ*  
JEFF KURTZ, PLANNING ADMINISTRATOR *JK*  
KEVIN MAYO, PLANNING MANAGER *KM*

**FROM:** JODIE M. NOVAK, MEP, SENIOR CITY PLANNER *JMN*

**SUBJECT:** DVR13-0001/PPT13-0001 LA VALENCIANA  
Introduction and Tentative Adoption of Ordinance No. 4491

**Request:** Rezoning from Planned Area Development (PAD) Commercial to PAD (Single-Family Residential) for a single-family residential subdivision with Preliminary Development Plan (PDP) for site and housing products design and Preliminary Plat (PPT) approval

**Location:** Northeast corner of Pecos and Cooper roads

**Applicant:** Bowman Consulting for Ryland Homes (formerly Trend Homes)

**Project Info:** Approximately 18 acres, 70 lots, minimum 6,528 sq. ft. lot size, 3.85 du/ac, 7 housing plans (3 one-story, 4 two-story, 1 one-story with a two-story element option)

**RECOMMENDATION**

Upon finding the Rezoning request to be consistent with the General Plan and upon finding the Preliminary Development Plan (PDP) and Preliminary Plat requests to be consistent with the Residential Development Standards, Planning Commission and Planning Staff recommend approval.

**BACKGROUND**

The subject site was zoned Planned Area Development (PAD) for neighborhood commercial, allowing C-1 zoning district uses, as part of the larger Kempton Crossing single-family subdivision in 1997. The commercial use was conceptual requiring a separate PDP. The surrounding Kempton Crossing subdivision is approximately 160 acres with 435 homes. Single-

family residential lots abut the north side of the subject site. The site is bounded by Pecos Road on the south, Cooper Road on the west, and Cottonwood Street on the east. Single-family residential also exists east of Cottonwood Street. The property is located at the intersection of two arterial streets, which in 1997 was considered a feasible intersection corner for neighborhood commercial development.

The application includes rezoning approximately 18 acres from Planned Area Development (PAD) Commercial to PAD (Single-Family Residential) for a gated single-family residential subdivision. The property is currently two separate parcels including an approximate 2-acre parcel at the immediate corner. The corner parcel was formerly owned by Exxon/Mobil and sold to a private developer in 2010. Both parcel owners have been working on an agreement whereby the 2 acres is developed as part of Ryland Homes' residential development. However, the commercial corner has a deed restriction in place from Exxon/Mobil prohibiting residential development. If the new property is not successful at having this restriction removed, the 2-acre commercial parcel will remain zoned PAD for neighborhood commercial C-1 uses as represented in Option 2 of the Development Booklet. The application also includes a Preliminary Development Plan (PDP) for the entire 18 acres as single-family residential. The Preliminary Plat approval is for the 18 acre single-family subdivision; however, a new plat will be required if the immediate corner remains commercial.

The La Valenciana subdivision will include 70 single-family residential lots developed as a low-medium density residential community at approximately 3.85 du/ac. If the commercial corner remains, the residential development will have 58 lots at a density of 3.56 du/ac on approximately 16 acres. A zoning condition is included regarding the commercial corner maintaining its original neighborhood commercial zoning entitlements if not developed for single-family residential.

The subdivision offers a traditional lot layout with a variety of housing plans. The subdivision is gated and includes private streets. The main entry/exit off of Pecos Road is designed with a landscaped median, concrete pavers, decorative wrought iron gates, and Date Palm trees along the perimeter. The secondary access off of Cooper Road is for exit only and includes the same quality of decorative wrought iron gates as the main entrance area. The exit off of Cooper Road is for right turn movements only. The main entrance/exit off of Pecos Road allows for full-movement access with an existing median break in alignment with the Santan Crossing offices south of Pecos Road.

The development's decorative perimeter walls range in height from 7 to 9 feet with architectural elements, integrated bench seating, wrought iron fencing, and decorative columns. The intersection corner landscape area is highlighted by a decorative subdivision name sign matching the features of the entry design along with several Date Palm trees. A mix of Monel Pine, Mesquite, and Chitalpa trees enhance the arterial streetscapes along with a variety of shrubs. Three open space areas are provided within the community including a playground area.

### **HOUSING PRODUCT**

The seven housing products include 3 one-story, 4 two-story, and 1 one-story home with a two-story element option (Plan 210.2). This two-story option is a small area of the home integrated into the one-story roofline as a 4<sup>th</sup> bedroom and dormer/storage area. This plan is considered a one-story home. Plans range in size from approximately 2,059 to 4,600 livable square feet. Each housing plan is designed with three architectural elevation styles providing a total of 21 housing plan options.

The homes are designed primarily with forward facing 2-car garage doors and an optional 1-car side entry garage which can be converted to livable or storage space. One plan has a standard 1-car side entry garage. Most of the forward facing garages are recessed behind a livable component. Standard features include rear yard covered patios, covered front door entries, and a variety of stone veneer patterns standard on at least one elevation. One plan has a porch and another has a front courtyard area. Housing plan exteriors include four-sided architectural elements, a variety of window moldings and roof tiles, window shutters, decorative brackets, decorative vents, wrought iron accents, corbels, and grid pattern window designs.

There are various roof tile and paint color scheme options. Two-story homes are designed to avoid a box-on-box appearance with the introduction of one-story components on rear elevations and/or front elevations, varied rooflines, and varied wall plane elements. Elevation style details include arch elements, decorative trim above garage doors, and enhanced bases and/or banding elements on columns. Additionally, homes include varied column designs, decorative corbels, extended roof overhangs, and some have a balcony with metal railing.

The housing products design complies with the Residential Development Standards architectural diversity elements. The homes meet all 9 required elements and provides 10 minimum optional elements where 7 are required.

### **SUBDIVISION DIVERSITY**

The subdivision design includes a sense of arrival into the neighborhood with open space, and landscaping at the main entry. Fifteen homes back up to Pecos Road, no homes along Cooper Road, and six homes back up to Cottonwood Street. The development provides staggered rear walls along street frontages, a centrally located usable retention basin, and an amenity area with tot lot, seating, and useable open space.

Lot standards include a minimum front yard building setback of 10 feet for side-entry garages or livable space and 18 feet for forward facing garage doors. Rear yard building setbacks are a minimum of 20 feet for one- and two-story homes; however, patio covers can encroach 10 feet into the rear yard setback. Side yard building setbacks are a minimum of 5 feet and 7 feet, with the larger sides yards grouped together to achieve a 14-foot setback between homes. The maximum lot coverage is 60%.

Additionally, the development restricts corner lots to one-story homes or the 210.2 plan with the one-story element on the street side. The same front elevation will not be built side-by-side or directly across the street from one another. No more than two identical side-by-side roof slopes

will be constructed along Pecos Road. In response to concerns from residential homeowners to the north, the development agrees to limit lots 1 through 22 to one-story homes only. Furthermore, the development agrees to limit the number of two-story homes along Pecos Road to no more than two, two-story homes built side-by-side.

The subdivision layout design complies with intent of the Residential Development Standards subdivision diversity elements. The development meets 6 of the 8 required elements and provides 6 of the minimum required 10 optional elements. The property's character limits meeting all of the subdivision diversity elements with the proposed lot sizes. The property is in part infill with the surrounding area mostly developed other than the remaining commercial corners at the intersection of Pecos and Cooper roads.

### **GENERAL PLAN CONFORMANCE**

The General Plan designates this property under the Residential category, which allows a range of residential densities from low to high density. The proposed 3.85 du/acre falls within the Medium Density Residential category, 3.5 to 12 du/ac. Medium density residential is considerable adjacent to arterial streets. This corner was initially zoned for a neighborhood commercial development as part of a growing single-family residential area in the 1990s. The Residential category also allows consideration for commercial at arterial street intersections. The arterial street intersection of Cooper and Pecos roads has historically been zoned PAD for commercial with some PDP approvals, except the southwest corner which has approximately 1.5 acres zoned for single-family residential use. The commercial corner parcels have yet to develop. This three corner commercial intersection warrants evaluation as to the need to maintain all three corners for commercial development. City Staff has discussed this property and determined it is in the best interest of the City to move forward with a residential land use. The residential land use serves as a transitional use to existing single-family homes.

### **DISCUSSION**

Planning Staff is of the opinion that the single-family residential development furthers the City's goal to promote new development and a compatible land use adjacent to existing single-family residential. The development meets the intent of the Residential Development Standards including architecture, site design, and landscaping, while incorporating attractive site wall and entry monument features. The proposed lot sizes and density transition well with the abutting Kempton Crossing single-family residential which has lots 8,500 square feet and greater within the 3.0 density range.

Planning Staff has reviewed an exhibit conceptually showing development of the 2-acre commercial corner if not included with the single-family residential subdivision. The corner has the potential to develop with a standalone building. Option 2 in the Development Booklet represents access limited to Cooper Road only, landscape buffering along the residential along with a pedestrian access gate from the subdivision. At the time of writing this memo, Planning Staff was made aware that Option 2 is more likely to occur. About one year has passed and the commercial parcel owner has not presented to Ryland Homes removal of the residential restriction on the corner 2 acres.



### **PUBLIC / NEIGHBORHOOD NOTIFICATION**

- This request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held April 30, 2013. Over 20 area residents attended. Concerns were raised regarding not building two-story homes next to the existing one-story home only subdivision, timing of construction, and why smaller lots are proposed.
- As of the date of this memo, Planning Staff has received a few phone call inquiries on this request wanting to know the homebuilder and number of lots. A member of the Kempton Crossing HOA Board called wanting to know if Ryland Homes was proposing all one-story homes. Kempton Crossing is all one-story homes and would prefer the same be built.
- Planning Staff is not aware of any opposition to this proposal.

### **PLANNING COMMISSION VOTE REPORT**

Motion to Approve.

In Favor: 7      Opposed: 0

An attorney representing one of the two property owners for the subject site spoke before the Commission expressing concern with future impacts his client may have with single-family residential use abutting his parcel if Option 2 came to fruition. The rezoning application filing includes two property owners that have worked together on this proposal for over a year. The day of the Commission hearing, Planning Staff was made aware that the property owner of the commercial parcel was having second thoughts about being a part of this development request. Ultimately, the attorney did not rescind the standing 'letter of authorization' authorizing the applicant to proceed with the rezoning request, and Planning Commission forwarded a recommendation of approval.

### **RECOMMENDATIONS**

#### **Rezoning**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Rezoning subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LA VALENCIANA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0001, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.
3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.

4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
11. The approximate 2-acre commercial parcel shall remain zoned PAD for neighborhood commercial C-1 uses, as adopted by Ordinance No. 2699 in case PL96-114, if not developed as a part of the single-family residential development. The commercial parcel shall require separate Preliminary Development Plan application and approval.

#### **Preliminary Development Plan**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Development Plan request subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LA VALENCIANA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0001, except as modified by condition herein.
2. The landscaping shall be maintained at a level consistent with or better than at the time of planting.
3. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or association.
4. Sign packages, including free-standing signs as well as wall-mounted signs, shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
5. The tot lot shall be a minimum of 20 total play stations.
6. All homes built on corner lots within the residential subdivision shall be single-story or a combination of one- and two-story with the one-story portion on the street side.
7. The same elevation shall not be built side-by-side or directly across the street from one another.
8. Lots 1 through 22 shall be constructed with single-story homes only.
9. No more than two, two-story homes shall be built side-by-side along Pecos Road.
10. No more than two identical side-by-side roof slopes should be constructed along the arterial street, Pecos Road.

**Preliminary Plat**

Planning Commission and Planning Staff, upon finding consistency with the General Plan, recommend approval of the Preliminary Plat request subject to the following condition:

1. Approval by the City Engineer and Director of Transportation & Development with regard to the details of all submittals required by code or condition.

**PROPOSED MOTIONS**

**Rezoning:**

Move to introduce and tentatively adopt Ordinance No. 4491 approving rezoning request DVR13-0001 LA VALENCIANA from PAD (Commercial) to PAD (Single-family Residential), subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Development Plan:**

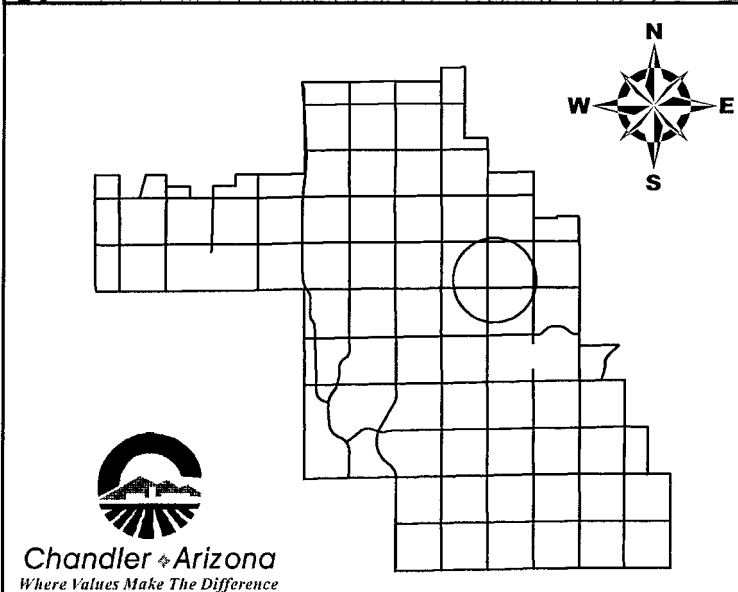
Move to approve Preliminary Development Plan request DVR13-0001 LA VALENCIANA for the single-family residential development, subject to the conditions as recommended by Planning Commission and Planning Staff.

**Preliminary Plat:**

Move to approve Preliminary Plat request PPT13-0001 LA VALENCIANA, subject to the condition recommended by Planning Commission and Planning Staff.

**Attachments**

1. Vicinity Maps
2. Site Plans Option 1 and 2
3. Landscape Plans Option 1 and 2
4. Perimeter wall elevation, Corner sign wall design
5. Main entry gate elevation design
6. Housing plan elevation examples
7. Preliminary Plat, PPT13-0001
8. PL96-114, Ord. No. 2699 for commercial parcel
9. Ordinance No. 4491
10. Development Booklet, Exhibit A



## Vicinity Map



DVR13-0001

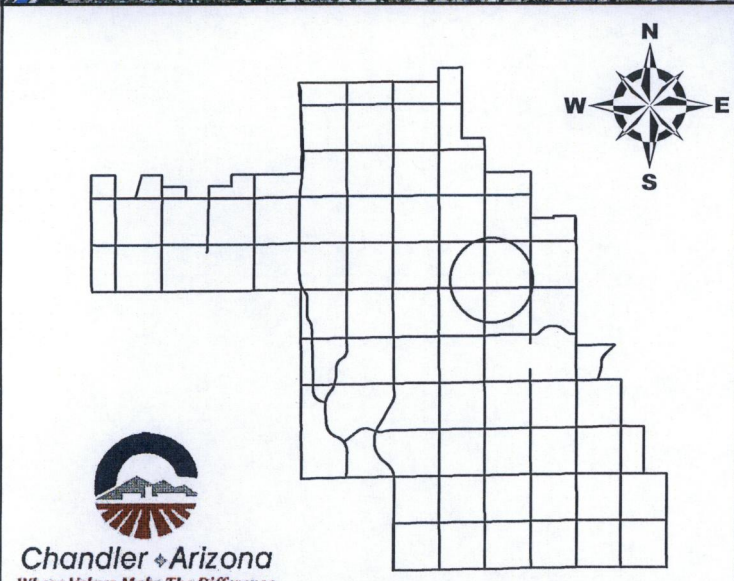
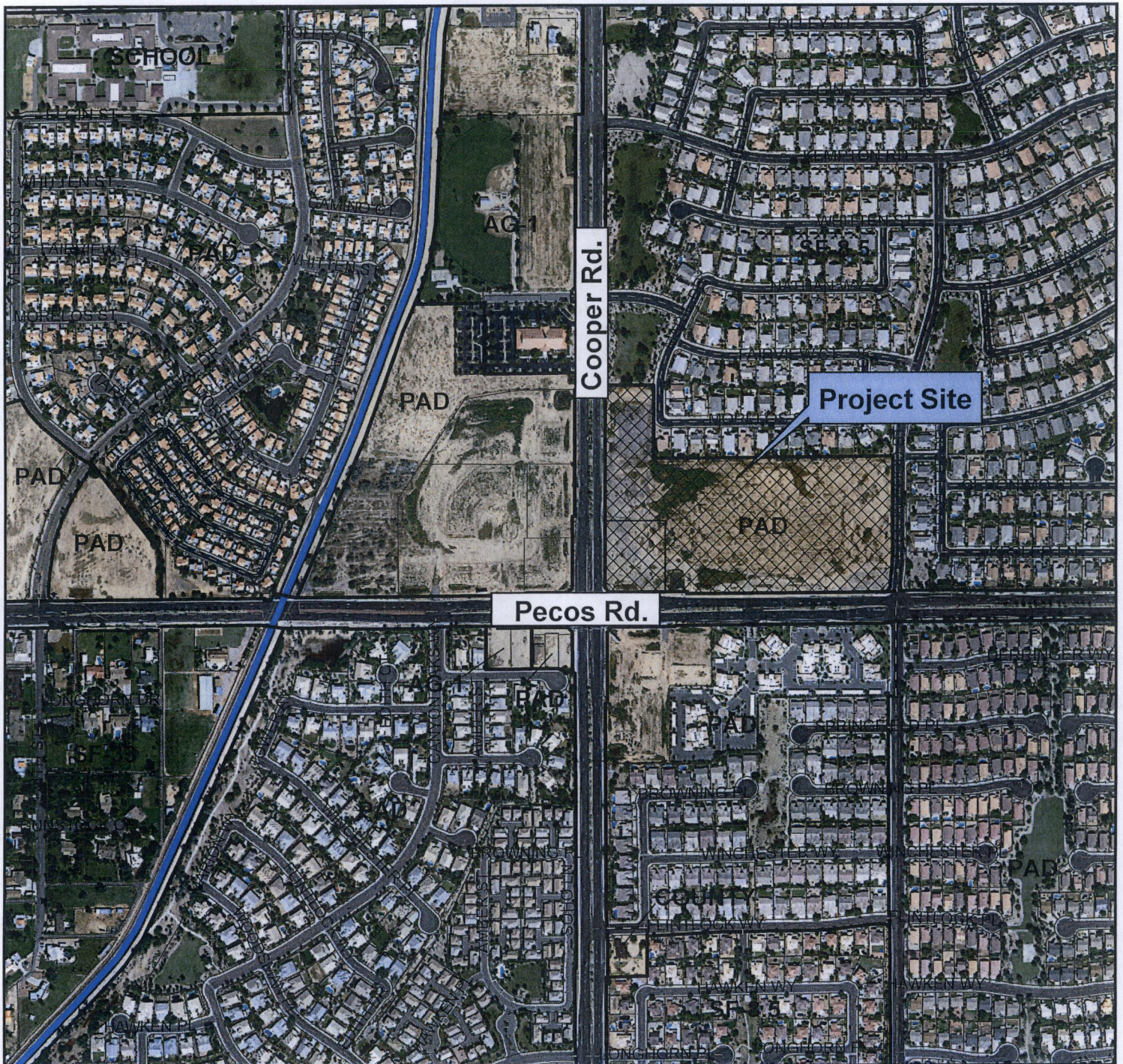
La Valenciana



Chandler, Arizona  
Where Values Make The Difference

CITY OF CHANDLER 1/20/2013





## Vicinity Map



DVR13-0001

La Valenciana

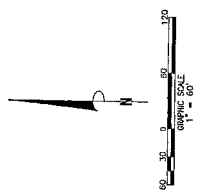


Chandler ♦ Arizona  
Where Values Make The Difference

CITY OF CHANDLER 1/20/2013

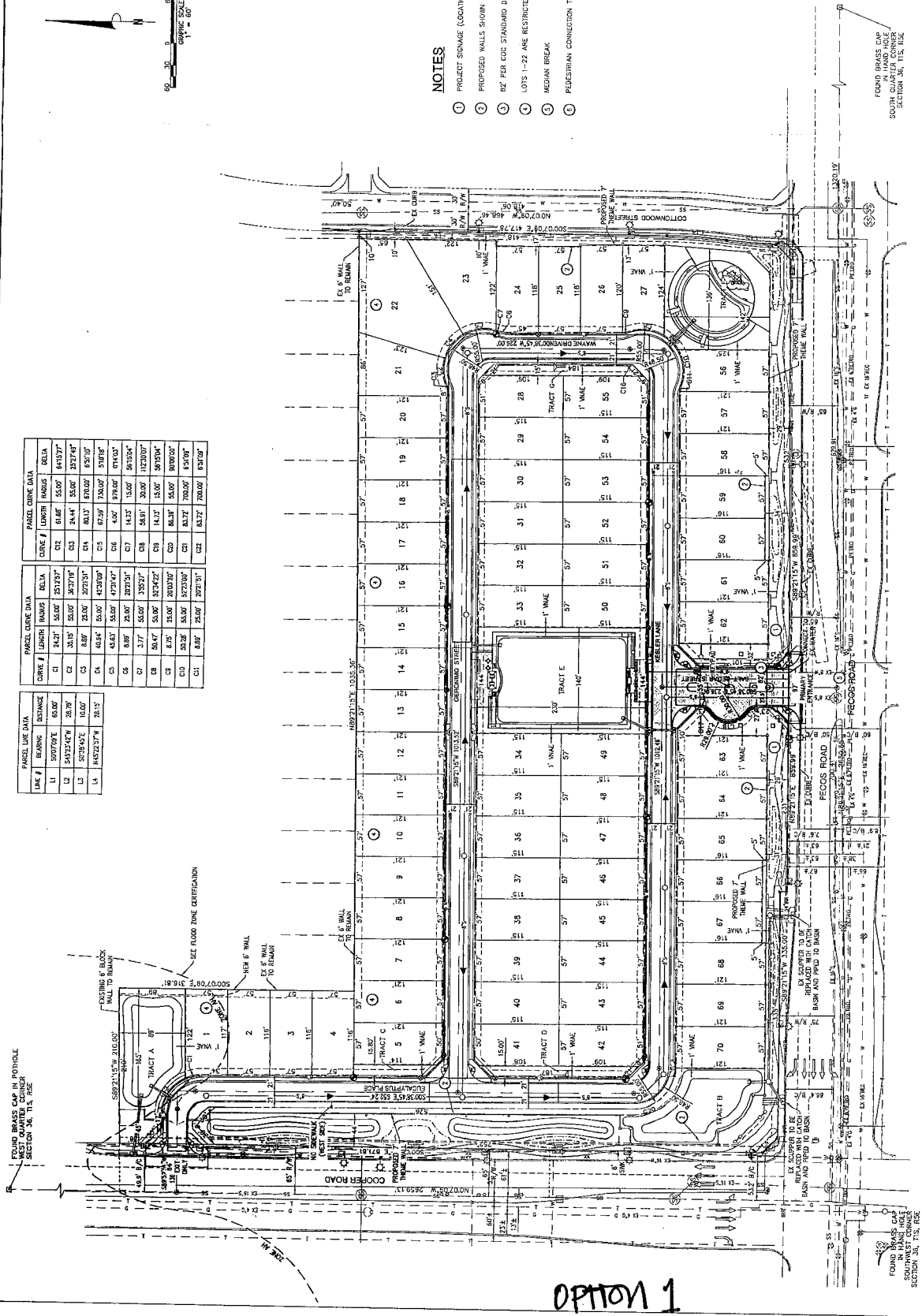




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## NOTES

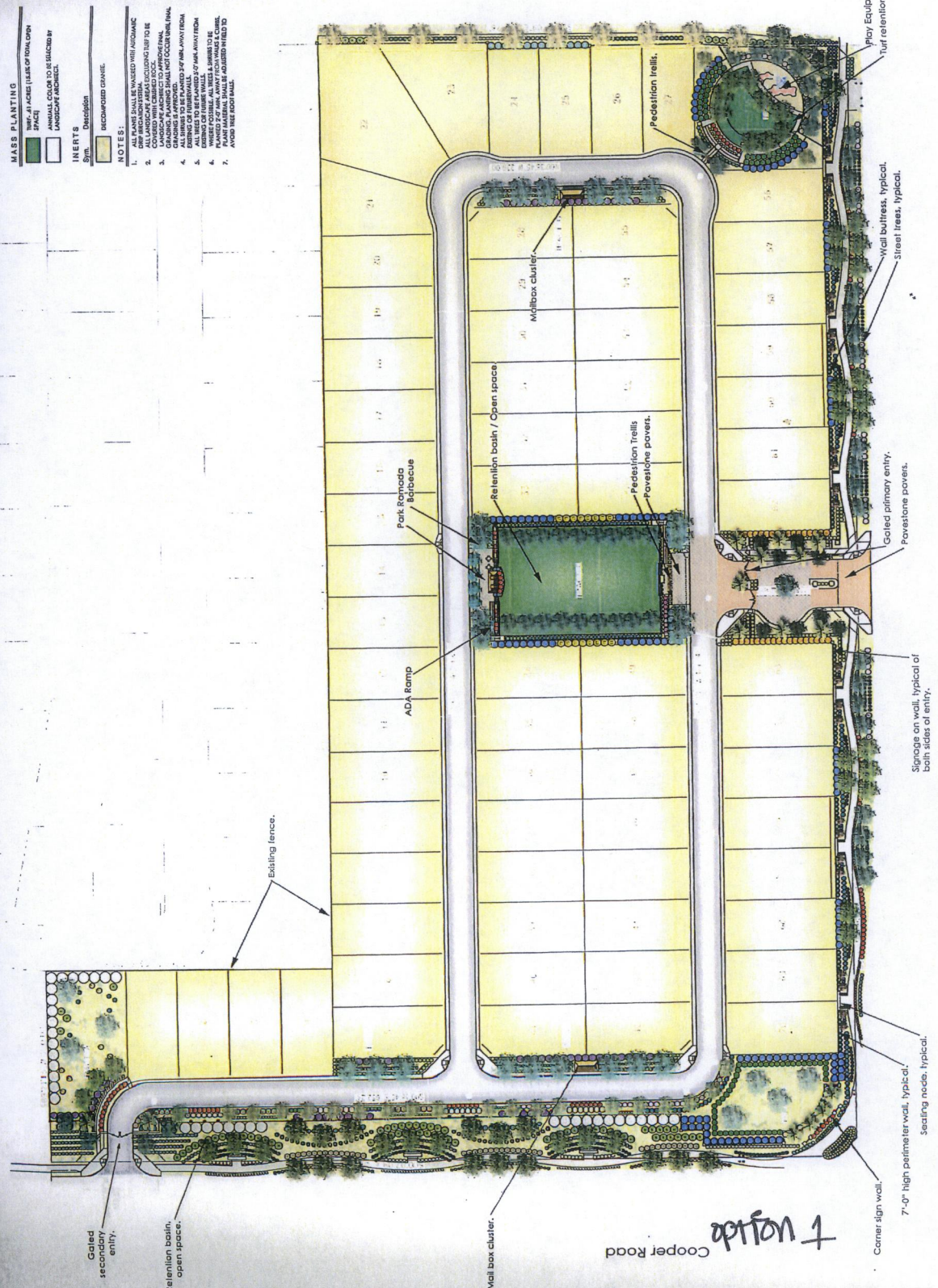
- ① PROJECT SIGNAGE (LOCATION ON WALL)
- ② PROPOSED WALLS SHOWN ARE 7' HIGH
- ③ 02' PER CDC STANDARD DETAIL C-228
- ④ LOTS 1-22 ARE RESTRICTED TO SINGLE STORY LOTS
- ⑤ MEDIAN BREAK
- ⑥ PEDESTRIAN CONNECTION TO COMMERCIAL


































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OPTION 1





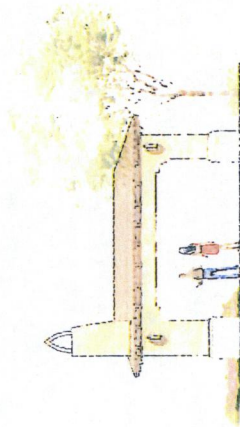


PLANT MATERIALS LEGEND		Qty	Remarks
Plant Name	Plant Name		
 Tree			
 Shrub			
 Climber			
 Creeping plant			
 Ground cover			
 Vine			
 Water feature			
 Light			
 Furniture			
 Path			
 Water feature			
 Light			
 Furniture			
 Path			
 Water feature			
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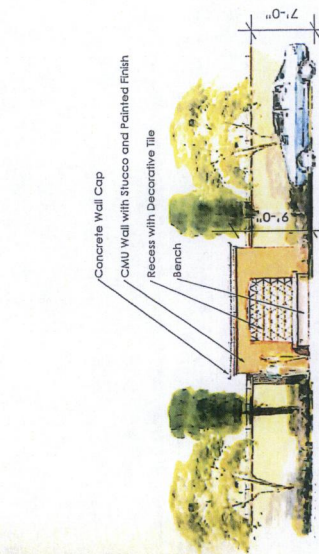
PARK RAMADA



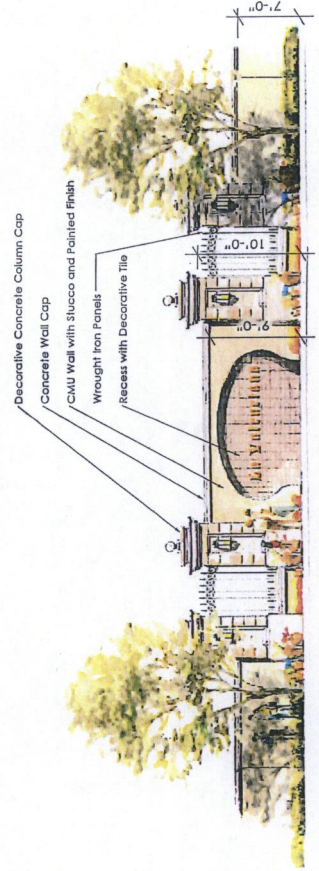
MAIL BOX CLUSTER



COOPER & PECOS ROAD ELEVATION



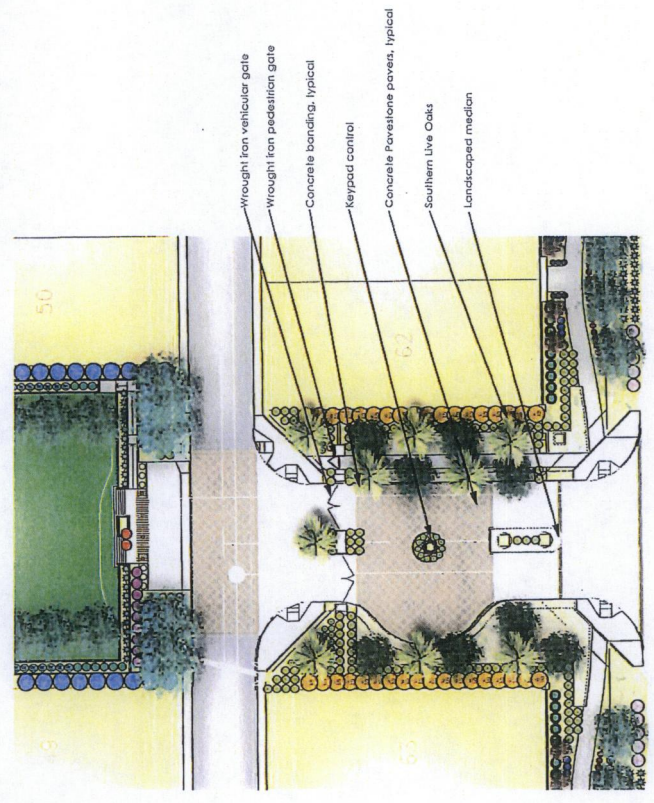
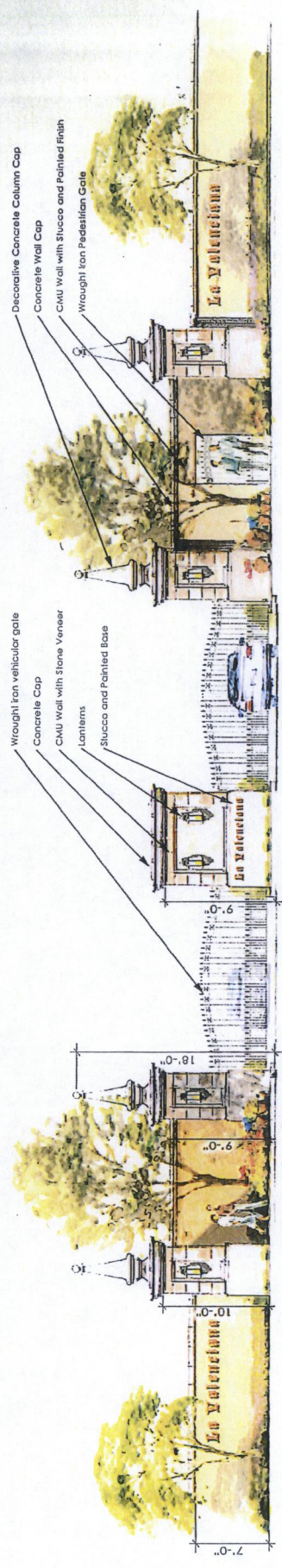
PORTAL BENCH / PERIMETER WALL



CORNER SIGN WALL

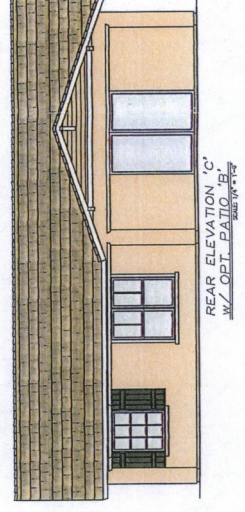
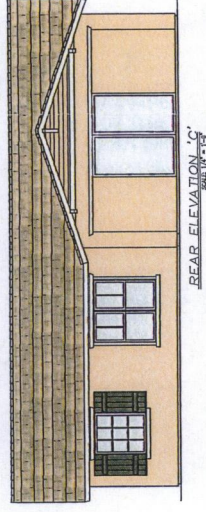
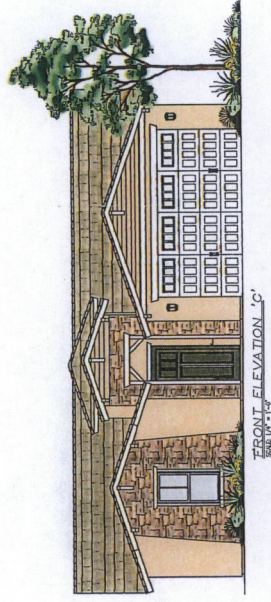
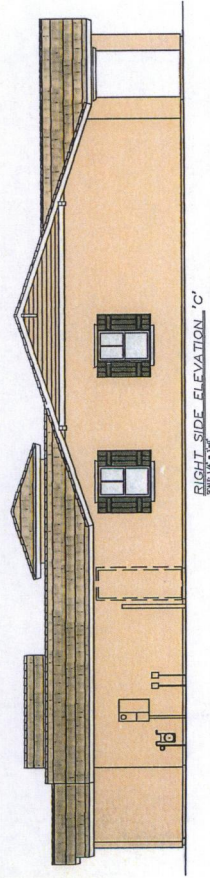
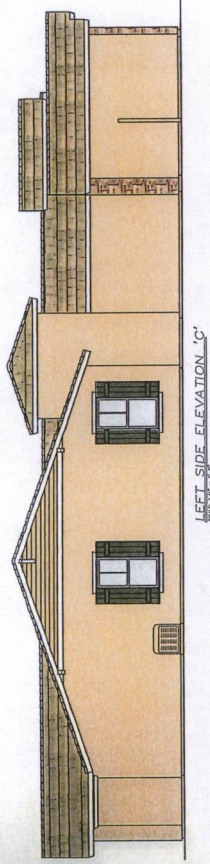
Walls, corner sign





main entry







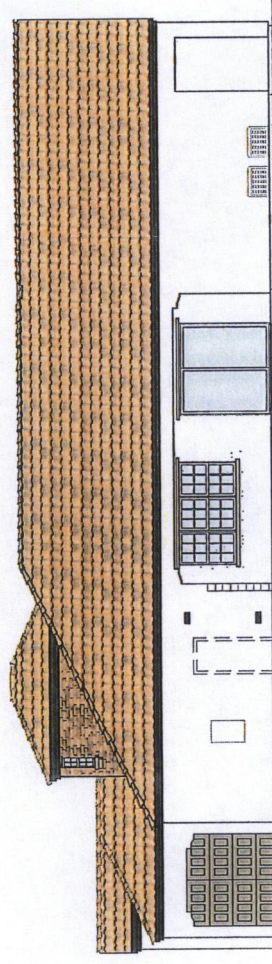
# 210.2

ELEVATIONS  
SPANISH 'A'

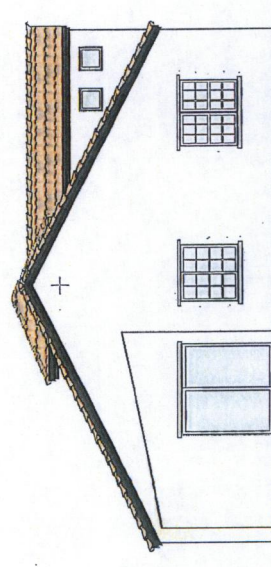
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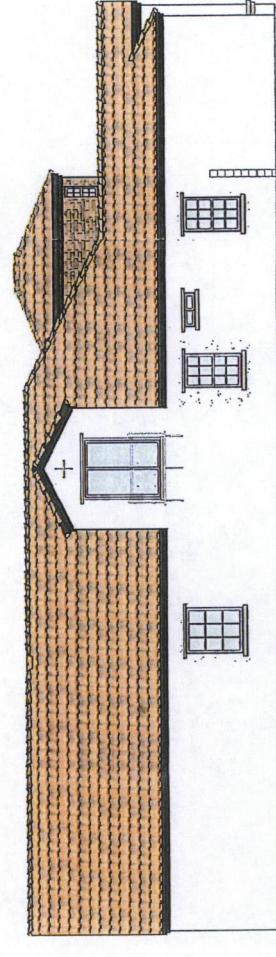
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Chandler, Arizona

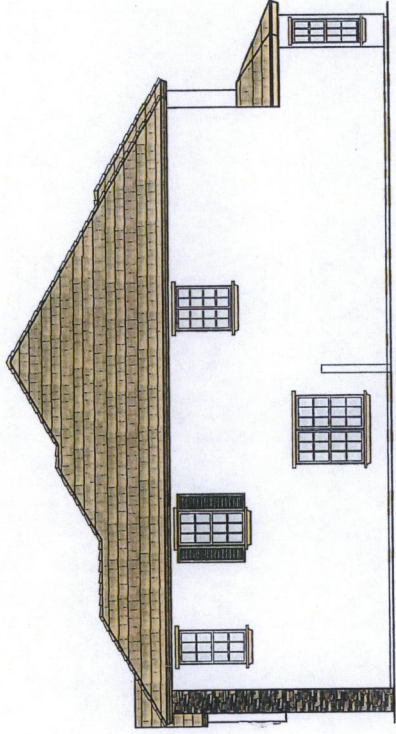


# 303.2 ELEVATIONS FRENCH COUNTRY F

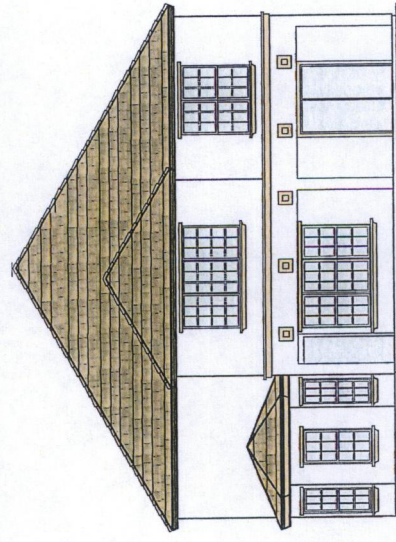
**RYLAND HOMES®**  
890 WEST ELLIOTT AVENUE, SUITE 100, CHANDLER, ARIZONA 85223  
PHONE: 480.555.1216 FAX: 480.555.1471 WWW.RYLANDHOMES.COM



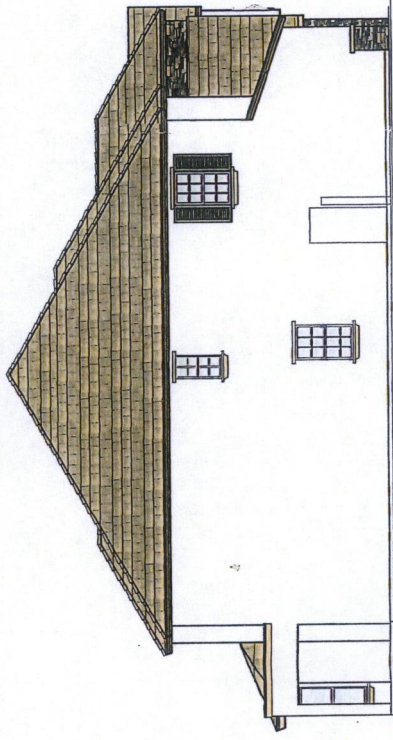
Front Elevation



Right Elevation



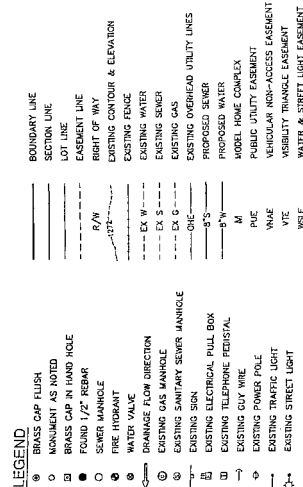
Rear Elevation



Left Elevation



TRACT "C" OF KEMPTON CROSSING, BOOK 483 PG 48 M.C.R.  
A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER MERIDIAN,  
MARICOPA COUNTY, ARIZONA

[illegible][illegible]

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) 060100700A, DATED SEPTEMBER 2005, THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A," A SMALL PORTION IN THE NORTHEAST CORNER OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X." FLOOD ZONE "A" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, AND FLOOD ZONE "X" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, BUT ABOVE THE 500-YEAR FLOOD LEVEL. FLOOD ZONE "A" IS SHOWN IN RED, AND FLOOD ZONE "X" IS SHOWN IN YELLOW. THE FLOOD INSURANCE RATE MAP (FIRM) 060100700A, DATED SEPTEMBER 2005, SHOWS THAT THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A," A SMALL PORTION IN THE NORTHEAST CORNER OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X." FLOOD ZONE "A" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, AND FLOOD ZONE "X" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, BUT ABOVE THE 500-YEAR FLOOD LEVEL. FLOOD ZONE "A" IS SHOWN IN RED, AND FLOOD ZONE "X" IS SHOWN IN YELLOW. THE FLOOD INSURANCE RATE MAP (FIRM) 060100700A, DATED SEPTEMBER 2005, SHOWS THAT THE MAJORITY OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "A," A SMALL PORTION IN THE NORTHEAST CORNER OF THE PROPERTY IS LOCATED IN FLOOD ZONE "X." FLOOD ZONE "A" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, AND FLOOD ZONE "X" IS DEFINED AS AREAS WITH A 1% ANNUAL CHANCE OF FLOODING OR LESS, BUT ABOVE THE 500-YEAR FLOOD LEVEL. FLOOD ZONE "A" IS SHOWN IN RED, AND FLOOD ZONE "X" IS SHOWN IN YELLOW.

1. THE APPROVED/REVISED SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE OVERHEAD UTILITY LINE UNDERGOING REQUIRMENT HAS BEEN SANITIZED.
2. THE APPROVED/REVISED SHOWN ON THIS PLAN WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGOING REQUIRMENT HAS BEEN SANITIZED.
3. APPROVED/REVISED SHALL COMPLY WITH THE RESIDENTIAL DEVELOPMENT STANDARDS DATED MAY 21, 2002.
4. THE APPROVED/REVISED SHOWN ON THIS SET OF PLANS WILL NOT BE FULLY APPROVED BY THE CITY AND THE CERTIFICATE OF OCCUPANCY OF ACCEPTANCE WILL NOT BE ISSUED UNTIL THE IRRIGATION FACILITY UNDERGOING REQUIRMENT HAS BEEN SANITIZED.

CONTRACT NUMBER: 001

01	PRELIMINARY
02	NOTES AND

### BASIS OF BEA

NORTH 89 DEGREES 21' W

CoC BENCHMARK 35A  
SECTION 35, T1S, R5E, 3

EXISTING	799.0
ELEVATION:	1236.11

### SITE DATA

PROPOSED  
F.E.M.A. ZONE:  
TOTAL SINGLE FAMILY

OPEN SPACE:  
DENSITY (gross):

MIN LOT AREA	
MAX LOT AREA	

LATITUDE: \_\_\_\_\_

WATER:

CABLE: \_\_\_\_\_  
GAS: \_\_\_\_\_

FLOOD ZONE

PORTION IN THE NON-  
ZONE "X" IS DEFINED  
FIGURE 4'S ABOVE THE

FEET/ THESE AREAS  
MORTGAGE BASE FL

ZONE IS BEING REMOVED  
WILL ENTIRELY REMOVE

### 1. THE IMPROVEMENTS

## 2. THE IMPROVEMENTS TO THE CITY AND THE STATE

4. DATED MAY 23, 1964

2

Phone: (480) 525-8830  
Tempe, Arizona 85282  
www.bowen21.com

L



U.S. DEPARTMENT OF TRANSPORTATION

KOSHIO

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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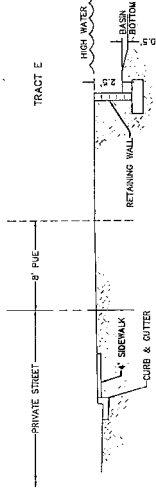
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SALE	DESIGN	DO	CH
H:	DRAWN		
			NONE

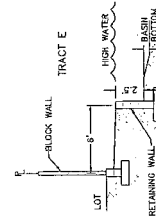
DATE : JULY 2013  
PP01

TRACT NAME	TRACT USE	AREA
A	LANDSCAPE, OPEN SPACE & DRAINAGE	16,101 SF
B	LANDSCAPE, OPEN SPACE & DRAINAGE	16,478 SF
C	LANDSCAPE & OPEN SPACE	1,683 SF
D	LANDSCAPE & OPEN SPACE	3,024 SF
E	LANDSCAPE, OPEN SPACE & DRAINAGE	3,020 SF
F	LANDSCAPE, OPEN SPACE & DRAINAGE	4,235 SF
G	LANDSCAPE & OPEN SPACE	3,043 SF
H	PRIVATE STREET	137,015 SF

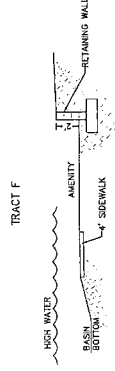
LOT #	AREA	LOT #	AREA	LOT #	AREA
1	6,700 SF	25	6,712 SF	49	6,555 SF
2	6,530 SF	26	6,545 SF	50	6,555 SF
3	6,500 SF	27	6,574 SF	51	6,555 SF
4	6,570 SF	28	6,537 SF	52	6,555 SF
5	6,674 SF	29	6,555 SF	53	6,555 SF
6	6,816 SF	30	6,555 SF	54	6,555 SF
7	6,816 SF	31	6,555 SF	55	6,555 SF
8	6,816 SF	32	6,555 SF	56	6,770 SF
9	6,816 SF	33	6,555 SF	57	6,816 SF
10	6,816 SF	34	6,555 SF	58	6,816 SF
11	6,816 SF	35	6,555 SF	59	6,816 SF
12	6,816 SF	36	6,555 SF	60	6,816 SF
13	6,816 SF	37	6,555 SF	61	6,816 SF
14	6,816 SF	38	6,555 SF	62	6,816 SF
15	6,816 SF	39	6,555 SF	63	6,816 SF
16	6,816 SF	40	6,555 SF	64	6,816 SF
17	6,816 SF	41	6,555 SF	65	6,816 SF
18	6,816 SF	42	6,555 SF	66	6,816 SF
19	6,816 SF	43	6,555 SF	67	6,816 SF
20	6,816 SF	44	6,555 SF	68	6,816 SF
21	6,816 SF	45	6,555 SF	69	6,816 SF
22	6,816 SF	46	6,555 SF	70	6,816 SF
23	6,816 SF	47	6,555 SF		
24	6,700 SF	48	6,555 SF		



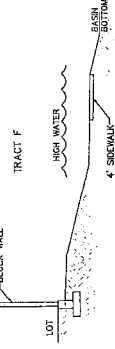
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N.T.S.



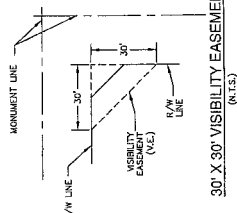
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N.T.S.



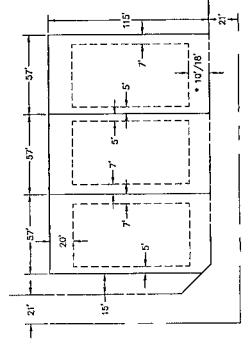
SECTION D  
N.T.S.



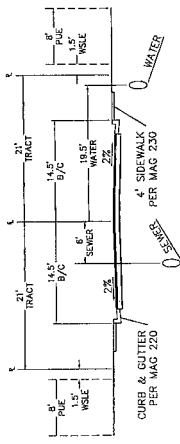
SECTION C  
N.T.S.



30' X 30' VISIBILITY EASEMENT  
(N.T.S.)



TYPICAL LAYOUT  
N.T.S.

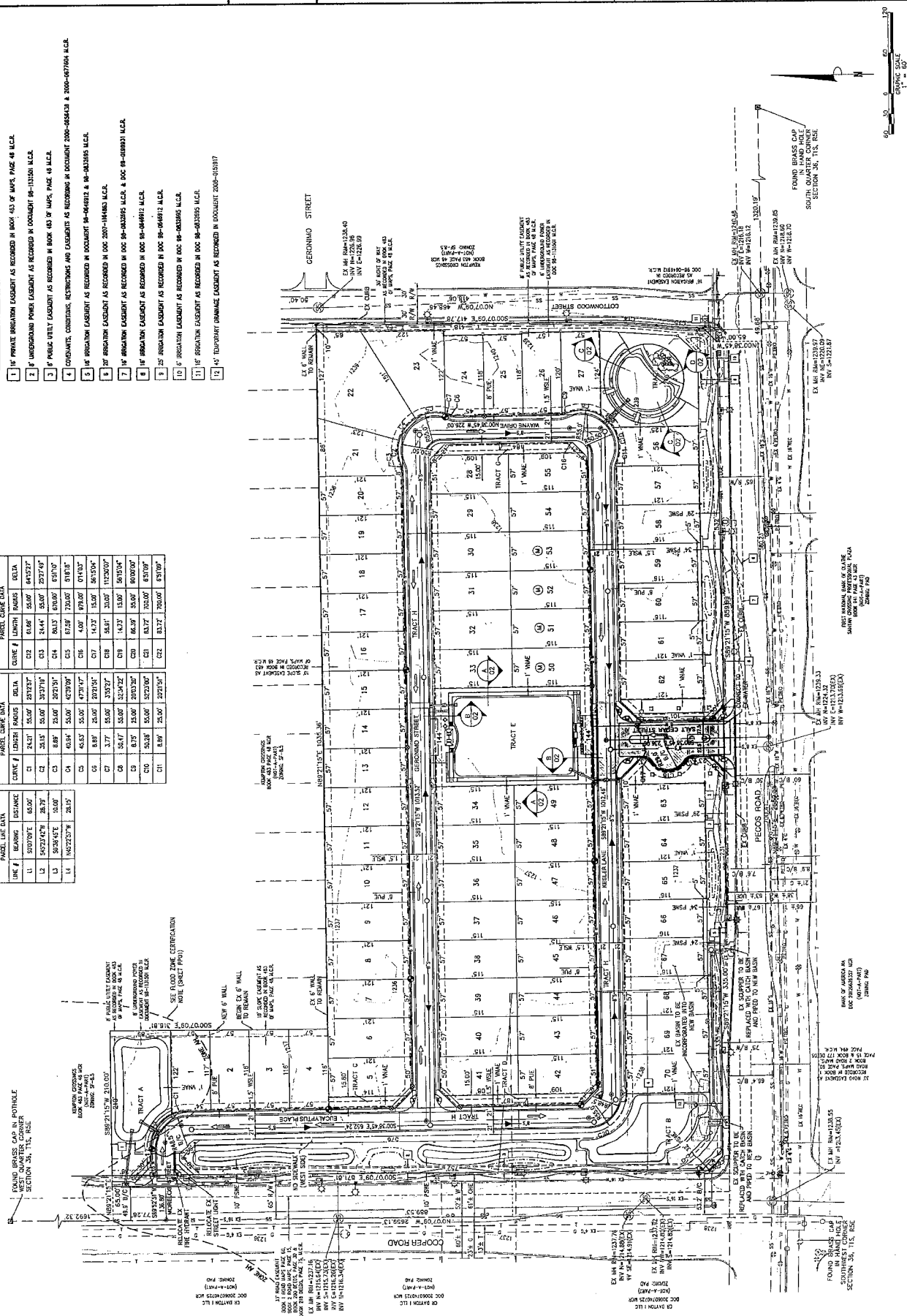


TYPICAL CROSS SECTION  
LOCAL STREETS (PRIVATE)  
N.T.S.

NOTE: PARKING LIMITED TO ONE SIDE AND SIGNED PER F012

16. PRIVATE BENEFICIARY CASUALTY AS RECORDED IN BOOK 443 OF MAPS, PAGE 48 U.L.R.
17. UNDERGRADUATE POWER CASUALTY AS RECORDED IN DOCUMENT 98-132550 U.L.R.
18. PUBLIC UTILITY CASUALTY AS RECORDED IN BOOK 443 OF MAPS, PAGE 48 U.L.R.
19. COVENANTS, CONDITIONS, RESTRICTIONS AND CASUALTIES AS RECORDING IN DOCUMENT 2000-45624 U.L. & 2000-407766 U.L.R.
20. PRIVATE CASUALTY AS RECORDED IN DOCUMENT 98-044812 U.L. & 98-002565 U.L.R.
21. PRIVATE CASUALTY AS RECORDED IN DOC 2007-114940 U.L.R.
22. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-002395 U.L.R. & DOC 98-089803 U.L.R.
23. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-044911 U.L.R.
24. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-044912 U.L.R.
25. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-044912 U.L.R.
26. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-002565 U.L.R.
27. BENEFICIARY CASUALTY AS RECORDED IN DOC 98-002395 U.L.R.
28. TEMPORARY DRAINAGE CASUALTY AS RECORDED IN DOCUMENT 2008-055397

PAGE LINE DATA			DROPT, CLUMP DATA				DROPT, CLUMP DATA					
LINE #	MARKING	DISTANCE	CURVE #	CL	DROPT	CLUMP	DELTA	CURVE #	CL	DROPT	CLUMP	DELTA
1	SURF 0.75	40.00		1	24.21	55.00	29.7827		1	24.21	55.00	29.7827
2		20.75		2	24.18	55.00	29.7713		2	24.18	55.00	29.7713
3		10.00		3	8.88	55.00	29.7530		3	8.88	55.00	29.7530
4	SURF 0.45	15.00		4	40.44	55.00	29.7350		4	40.44	55.00	29.7350
5		28.15		5	46.53	55.00	29.7197		5	46.53	55.00	29.7197
6				6	43.85	55.00	29.7054		6	43.85	55.00	29.7054
7				7	3.77	55.00	29.6914		7	4.72	15.00	36.7504
8				8	8.89	55.00	29.6762		8	8.81	20.00	11.2907
9				9	56.17	55.00	22.9422		9	4.73	13.00	56.9304
10				10	8.75	55.00	22.9237		10	46.39	55.00	90.0007
11				11	50.85	55.00	50.2710		11	83.77	70.00	49.7100
12				12	28.01	55.00	50.2434		12	83.77	70.00	49.7100



ORDINANCE NO. 2699

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM AG-1 TO SF8.5 AND PAD COMMERCIAL (PL96-114 COOPER AND PECOS) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place, and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the properties at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. Legal Description of Property:

That portion of the Southwest quarter of Section 36, T1S, R5E, of the Gila and Salt River Base in Maricopa County, Arizona, more particularly described in zoning case file PL96-114.

Said parcel is hereby rezoned from AG-1 to SF8.5 and PAD Commercial, subject to the following conditions:

1. Right of way dedications to achieve full half width right-of-way for Pecos and Cooper roads, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan. All right-of-way dedications except deceleration lanes for the unsubdivided parcels to be made either with or as part of the recording for the first subdivision plat for the rezoned property.
2. Undergrounding, if applicable, of all overhead utility lines (69KV and under) and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements in accordance with City adopted design and engineering standards.
3. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual #4).

PL96-114, Ord. # 2699 for  
commercial parcel

4. Completion of the construction, where applicable of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
5. Construction shall commence above foundation walls on at least two (2) dwelling units within two (2) years of the effective date of the ordinance granting this rezoning or the zoning will revert to AG-1 Agricultural District.
6. A Traffic Impact Analysis shall be approved to address access points and median breaks for the Conceptual Commercial parcel.
7. Development shall be in substantial conformance with the subdivision plan, except as modified by condition herein.
8. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement.
9. The landscaping in all open spaces and rights-of-way shall be maintained by the adjacent property owner or a homeowners' association.
10. Approval by the Director of Planning and Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls.
11. Within 30 days of the effective date of the Final Adoption of the rezoning ordinance the applicant shall post a 4' x 8' sign on the commercial property, conspicuous to the (existing or prospective) single family subdivision that adjoins this site, advising the following: "This property has been zoned for other than single family use. Current information regarding the development potential can be obtained from the City of Chandler Planning Services Division, 786-2700".
12. The developer shall make available for purchase a 3 acre site for a water storage tank and production facility if in the opinion of the City Engineer such a facility is deemed necessary.
13. The major pedestrian walkway shall be constructed along the east side of Cottonwood Street within a 15 foot wide tract adjacent to the right-of-way to include a meandering 6 foot sidewalk and enhanced landscaping subject to approval by the Zoning Administrator.

**SECTION 2.**

Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

PL96-114 ORD#2699

SECTION 3. The Planning and Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council this 23 day of January, 1997.

ATTEST:

[Signature]  
CITY CLERK

[Signature]  
MAYOR

PASSED AND ADOPTED by the City Council this 13 day of March, 1997.

ATTEST:

[Signature]  
CITY CLERK

[Signature]  
MAYOR

#### CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Ordinance No. 2681 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 13 day of March, 1997, and that a quorum was present thereat.

APPROVED AS TO FORM:

[Signature]  
CITY ATTORNEY

[Signature]  
CLERK

PUBLISHED: 4/4/97  
4/11/97

PL96-114 ORD#2699

## **ORDINANCE NO. 4491**

AN ORDINANCE OF THE CITY OF CHANDLER, ARIZONA, AMENDING THE ZONING CODE AND MAP ATTACHED THERETO, BY REZONING A PARCEL FROM PAD (COMMERCIAL) TO PAD (SINGLE-FAMILY RESIDENTIAL) (DVR13-0001 LA VALENCIANA) LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF CHANDLER, ARIZONA.

WHEREAS, application for rezoning involving certain property within the corporate limits of Chandler, Arizona, has been filed in accordance with Article XXVI of the Chandler Zoning Code; and

WHEREAS, the application has been published in a local newspaper with general circulation in the City of Chandler, giving fifteen (15) days notice of time, place and date of public hearing; and

WHEREAS, a notice of such hearing was posted on the property at least seven (7) days prior to said public hearing; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission as required by the Zoning Code

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Chandler, Arizona, as follows:

### **SECTION I. Legal Description of Property:**

See Attachments 'A'.

Said parcel is hereby rezoned from PAD (Commercial) to PAD (Single-Family Residential), subject to the following conditions:

1. Development shall be in substantial conformance with Exhibit A, Development Booklet, entitled "LA VALENCIANA", kept on file in the City of Chandler Planning Division, in File No. DVR13-0001, except as modified by condition herein.
2. Construction shall commence above foundation walls within three (3) years of the effective date of the ordinance granting this rezoning or the City shall schedule a public hearing to take administrative action to extend, remove or determine compliance with the schedule for development or take legislative action to cause the property to revert to its former zoning classification.

3. Right-of-way dedications to achieve full half-widths, including turn lanes and deceleration lanes, per the standards of the Chandler Transportation Plan.
4. Undergrounding of all overhead electric (less than 69kv), communication, and television lines and any open irrigation ditches or canals located on the site or within adjacent right-of-ways and/or easements. Any 69kv or larger electric lines that must stay overhead shall be located in accordance with the City's adopted design and engineering standards. The aboveground utility poles, boxes, cabinets, or similar appurtenances shall be located outside of the ultimate right-of-way and within a specific utility easement.
5. Future median openings shall be located and designed in compliance with City adopted design standards (Technical Design Manual # 4).
6. The developer shall be required to install landscaping in the arterial street median(s) adjoining this project. In the event that the landscaping already exists within such median(s), the developer shall be required to upgrade such landscaping to meet current City standards.
7. Completion of the construction of all required off-site street improvements including but not limited to paving, landscaping, curb, gutter and sidewalks, median improvements and street lighting to achieve conformance with City codes, standard details, and design manuals.
8. Approval by the Director of Transportation & Development of plans for landscaping (open spaces and rights-of-way) and perimeter walls and the Director of Transportation & Development for arterial street median landscaping.
9. The covenants, conditions and restrictions (CC & R's) to be filed and recorded with the subdivision shall mandate the installation of front yard landscaping within 180 days from the date of occupancy with the homeowners' association responsible for monitoring and enforcement of this requirement
10. Homebuilder will advise all prospective homebuyers of the information on future City facilities contained in the City Facilities map found at [www.chandleraz.gov/infomap](http://www.chandleraz.gov/infomap), or available from the City's Communication and Public Affairs Department. The homebuilder shall post a copy of the City Facilities map in the sales office showing the location of future and existing City facilities.
11. The approximate 2-acre commercial parcel shall remain zoned PAD for neighborhood commercial C-1 uses, as adopted by Ordinance No. 2699 in case PL96-114, if not developed as a part of the single-family residential development. The commercial parcel shall require separate Preliminary Development Plan application and approval.



SECTION II. Except where provided, nothing contained herein shall be construed to be an abridgment of any other ordinance of the City of Chandler.

SECTION III. The Transportation & Development Department of the City of Chandler is hereby directed to enter such changes and amendments as may be necessary upon the Zoning Map of said Zoning Code in compliance with this ordinance.

INTRODUCED AND TENTATIVELY APPROVED by the City Council of the City of Chandler, Maricopa County, Arizona, this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona this \_\_\_\_ day of \_\_\_\_\_, 2013.

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
MAYOR

**CERTIFICATION**

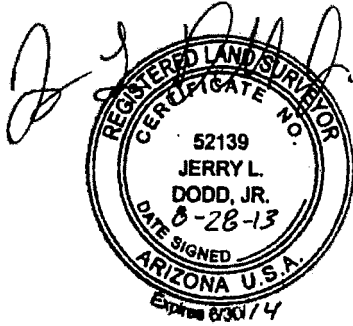
I, HEREBY CERTIFY, that the above and foregoing Ordinance No. 4491 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the \_\_\_\_ day of \_\_\_\_\_, 2013, and that a quorum was present thereat.

\_\_\_\_\_  
CITY CLERK

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY ATTORNEY *LAG*

PUBLISHED:



Ordinance No. 4491  
Attachment 'A'

PAGE 1 OF 1  
AUGUST 28, 2013  
PROJECT # 9668-01-001

**LEGAL DESCRIPTION  
LA VALENCIA  
BOUNDARY**

A PORTION OF TRACT "0", KEMPTON CROSSING, ACCORDING TO THE PLAT OF RECORD RECORDED IN BOOK 483 OF MAPS, PAGE 48, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING WITHIN A PORTION OF LOT 1, SITUATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF SAID SECTION 36;

**THENCE** TO A POINT HAVING A BEARING OF NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST, A DISTANCE OF 382.90 FEET;

**THENCE** TO A POINT HAVING A BEARING OF NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION, A DISTANCE OF 65.00 FEET TO THE TRUE **POINT OF BEGINNING**;

**THENCE** TO A POINT HAVING A BEARING OF NORTH 89 DEGREES 40 MINUTES 24 SECONDS EAST A DISTANCE OF 260.48 FEET;

**THENCE** TO A POINT HAVING A BEARING OF SOUTH 00 DEGREES 11 MINUTES 54 SECONDS WEST, A DISTANCE OF 307.90 FEET;

**THENCE** TO A POINT HAVING A BEARING OF SOUTH 89 DEGREES 40 MINUTES 24 SECONDS WEST A DISTANCE OF 240.57 FEET;

**THENCE** TO A POINT HAVING A BEARING OF NORTH 45 DEGREES 03 MINUTES 51 SECONDS WEST A DISTANCE OF 28.02 FEET;

**THENCE** TO A POINT HAVING A BEARING OF NORTH 00 DEGREES 11 MINUTES 54 SECONDS EAST A DISTANCE OF 288.00 FEET TO THE TRUE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 790,232 SQUARE FEET OR 18.1412 ACRES, MORE OR LESS.

ordinance No. 4491  
Attachment 'A'

CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

Commercial parcel @ 1.84 ac

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Tract 'O', KEMPTON CROSSING, according to Book 483 of Maps, page 48, records of Maricopa County, Arizona, lying within a portion of Lot 1, situated in the Southwest quarter of Section 36, Township 1 South, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT THEREFROM that portion of said land being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 36;

THENCE to a point having a bearing of North 00 degrees 11 minutes 54 seconds East, a distance of 382.90 feet;

THENCE to a point having a bearing of North 89 degrees 40 minutes 24 seconds East, parallel to the South line of said section, a distance of 65.00 feet to the TRUE POINT OF BEGINNING;

THENCE to a point having a bearing of North 89 degrees 40 minutes 24 seconds East, a distance of 260.48 feet;

THENCE to a point having a bearing of South 00 degrees 11 minutes 54 seconds West, a distance of 307.90 feet;

THENCE to a point having a bearing of South 89 degrees 40 minutes 24 seconds West, a distance of 240.57 feet;

THENCE to a point having a bearing of North 45 degrees 03 minutes 51 seconds West, a distance of 28.02 feet;

THENCE to a point having a bearing of North 00 degrees 11 minutes 54 seconds East, a distance of 288.00 feet to the TRUE POINT OF BEGINNING; and

EXCEPT any interest conveyed to the City of Chandler by Superior County of the State of Arizona, Final Order of Condemnation case CV 2006-092387 recorded June 05, 2007 in Recording No. 2007-0652477, records of Maricopa County, Arizona.